

Regular Meeting

Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
September 18, 2023 – 5:30 PM

The Board meetings are audio recorded. The public can hear and participate in the meeting via conference call by dialing 1(917)900-1022 and enter code 32628.

COMMISSIONERS

Daniel Wood, District 2
Mark Hatch, District 3
Jamie Storey, District 4, Chairman
David Osteen, District 5

STAFF

Duane Cannon, County Manager
Paul Gainey, Asst. County Manager
Martha McCaskill, Administrative Asst/Grant Coordinator
Chana Watson, County Attorney
Barbie Higginbotham, Clerk of Court
Verna Wilson, Chief Deputy Clerk
Della J. Rhymes, Asst. Chief Deputy Clerk
Jacki Johnson, Chief Financial Officer
Brenda Royal, Chief Financial Officer

CALL TO ORDER

The Board Meeting was called to order at 5:30 PM by Commissioner Storey.

INVOCATION AND PLEDGE TO THE AMERICAN FLAG

The Invocation was led by Commissioner Hatch and the Pledge to the American Flag was led by Commissioner Osteen.

APPROVAL OF COMMISSION MINUTES

Commissioner Osteen made the motion to approve Minutes from the Budget Meeting of September 07, 2023. Commissioner Wood seconded. Board approved.

Commissioner Osteen made the motion to approve Minutes from the Regular Meeting of September 07, 2023. Commissioner Wood seconded. Board approved.

VOUCHER APPROVAL

Commissioner Osteen made the motion to approve the vouchers. Commissioner Hatch seconded. Board approved.

CONSTITUTIONAL OFFICERS

None were present.

POWELL & JONES, CPA

2022 Audit Presentation

Mr. Brad Hough, a partner from Powell and Jones, CPA's, appeared before the Board to present the 2022 Audit.

The Audit Opinion is located on Pages 4-6 which states the audit was conducted in accordance with applicable auditing standards. He said the objective of the Audit is to receive a clean opinion of financial statements. He said the county did receive a clean opinion and the quality of financial records and internal control procedures was high. The analysis is located on pages 7-13. The Government Funds Balance is located on page 17. Dixie County has 25 governmental funds, which include 7 major funds and 18 non-major funds located on pages 62-63. The information contained therein includes assets, liabilities, revenue, expenditures and capital. He said the assets in General Fund are approximately \$8.1 million with liabilities reflecting approximately \$3.5 million and approximately \$4.6 million unassigned. See also page 19 for Governmental Funds. Capital assets are located on page 30. He said that depreciation is at 50 percent. Debt Management is located on page 33. He said the county's long-term debt increased by \$11.5 million and this was due to the increase in the county's share of FRS pension liability and various new equipment loans. Page 69 contains the Federal Single Audit Report which covers compliance with Federal Funding Programs. Dixie County participated in the Corona Virus Relief Fund and the American Rescue Plan Act. He said there were no findings or questioned costs. Page 72 contains the State Single Audit Report which covers compliance with State Funding Programs. Dixie County participated in the Small County Outreach Program (SCOP) and the Aviation Grant Program. He said there were no findings or questioned costs. The Management Letter is located on page 82 which contains any findings or recommendation by the auditors. Page 84 contains the Accountant's Report which verifies compliance with investment of public funds, E911 Grants, Court Related Budget, State Court Performance Standards. Page 85 contains the Government Auditing Standards Report which covers Internal Controls over Financial Reporting and Compliance with laws, regulations, and contracts. He said there were no findings or questioned costs.

Commissioner Hatch stated this is one of the best audits in a long time. He thanked everyone involved in the process.

Commissioner Hatch made the motion to accept the 2022 Audit. Commissioner Wood seconded. Board approved.

Commissioner Storey thanked everyone involved in the audit process.

Denny George, Central Florida Electric

Mr. George spoke to the Board and expressed their thanks for the collaboration and cooperation from the Board and all who have provided assistance with the Hurricane Idalia recovery. He said the coastal areas were hit the hard by storm surge as well as customers who experienced tornado like winds. He said they planned to host 550 workers and contractors from other towns, counties and states. He said they worked with Dixie County Building and Zoning staff to get some temporary permitting in place. He said the Old Town Hammock area also received a lot of destruction. He said there were 250 broken poles throughout the county. He said there were no downed lines that were energized.

Commissioner Hatch thanked Mr. George and his field staff and the Building and Zoning staff.

PUBLIC HEARING: THE PUBLIC HEARING MAY BE CONTINUED TO ONE OR MORE FUTURE DATES. ANY INTERESTED PARTY IS ADVISED THAT THE DATE, TIME, AND PLACE OF ANY CONTINUATION OF THE PUBLIC HEARING SHALL BE ANNOUNCED DURING THE PUBLIC HEARING AND THAT NO FURTHER NOTICE CONCERNING THE MATTERS WILL BE PUBLISHED.

The motion to go into the Public Hearing was made by Commissioner Osteen. seconded by Commissioner Wood. Board approved.

APPLICATIONS for SPECIAL EXCEPTIONS

*Commissioner Hatch requested the petition by **Edward D. Bernd** requesting a **Special Exception** be moved to the end due to the absence of Commissioner Stephenson.

A petition by **Mike Johnson** requesting a **Special Exception** to be granted, as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA) zoning district, in accordance with the petition dated 07/04/2023 to be located on the property described as follows: Dixie County Parcel # 01-10-13-4512-0000-0840, 537 NE 791 ST, Old Town, FL 32680.

(Commission District 2, Daniel Wood)

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the Special Exception request made by Mike Johnson. There was opposition.

Ms. Pam Harshman spoke to the Board and said she opposes this request. She said they have no information on what the owner is planning to do. She said the owner keeps changing his mind.

Mr. Wright said the owner did demo an older trailer.

County Attorney Chana Watson clarified for all that an RV is a temporary structure and must be moved after 6 months.

Mr. Wright said this is a 5-acre tract of land near Purvis Landing.

Commissioner Wood made the motion to Table the Special Exception request made by Mike Johnson. Commissioner Osteen seconded. Board tabled.

A petition by **Benjamin P. Lundquest** requesting a **Special Exception** to be granted, as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA) zoning district, in accordance with the petition dated 07/28/2023 to be located on the property described as follows: Dixie County Parcel # 26-09-13-4462-0000-0060, 519 NE 355 AVENUE, Old Town, FL 32680.

(Commission District 2, Daniel Wood)

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the Special Exception request made by Benjamin P. Lundquest. There was no opposition.

Commissioner Wood made the motion to approve the Special Exception request made by Benjamin P. Lundquest. Commissioner Hatch seconded. Board approved.

A petition by **Robert And Veronica Groth** requesting a **Special Exception** to be granted, as provided in Section 4.4.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Agriculture (AG) zoning district, in accordance with the petition dated 08/02/2023 to be located on the property described as follows: Dixie County Parcel # 11-10-13-4548-0000-0190, 781 NE 173rd Ave, Old Town, FL 32680.

(Commission District 2, Daniel Wood)

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the Special Exception request made by Robert And Veronica Groth. There was no opposition.

Commissioner Wood made the motion to approve the Special Exception request made by Robert And Veronica Groth. Commissioner Hatch seconded. Board approved.

A petition by **Juan and Elizabeth Lazo** requesting a **Special Exception** to be granted, as provided in Section 4.7.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in a Residential Single Family/Mobile Home (RSF/MH) zoning district, in accordance with the petition dated 08/11/2023 to be located on the property described as follows: Dixie County Parcel # 30-13-12-0000-3495-0000, 58 SE 199 ST, Old Town, FL 32680.

(Commission District 3, Mark Hatch)

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the Special Exception request made by Juan and Elizabeth Lazo. There was opposition from Mr. Hashel Perry.

Mr. Lazo said they had torn down an old structure and cleaned up the property prior to Hurricane Idalia. He said they are comparing prices between building a home or buying a mobile home for the site.

Commissioner Hatch made the motion to Table the Special Exception request made by Juan and Elizabeth Lazo. Commissioner Osteen seconded. Board tabled.

A petition by **Andrea and Kathleen Orlow** requesting a **Special Exception** to be granted, as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA) zoning district, in accordance with the petition dated 08/15/2023 to be located on the property described as follows: Dixie County Parcel # 36-10-13-0000-5648-7800, 1109 SE HWY 317, Old Town, FL 32680.

(Commission District 2, Daniel Wood)

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the Special Exception request made by Andrea and Kathleen Orlow. There was no opposition.

Commissioner Wood made the motion to approve the Special Exception request made by Andrea and Kathleen Orlow. Commissioner Hatch seconded. Board approved.

APPLICATIONS for VARIANCES

A petition by **Charles Allison (Agent, Carly Gray)** located on the property as described as follows: Dixie County Parcel # 30-13-12-3596-0003-0110, 324 SE 218th ST, Old Town, FL 32680 to request a **Variance** for a reduction of side setbacks from 10 feet to one (1) foot on East side for construction of new boat shed by the petition dated 08/03/2023 which is located within Section 4.7.7 Residential Single Family/Mobile Home (RSF/MH) subparagraph (2) of the Dixie County Land Development Regulations in accordance with section 12.3 Variance Procedures. **(Commission District 3, Mark Hatch)**
Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the Variance request made by Charles Allison (Agent, Carly Gray). There was no opposition.

Commissioner Hatch made the motion to approve the Variance request made by Charles Allison (Agent, Carly Gray). Commissioner Osteen seconded. Board approved.

*A petition by **Edward D. Bernd** requesting a **Special Exception** to be granted, as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA) zoning district, in accordance with the petition dated 07/17/2023 to be located on the property described as follows: Dixie County Parcel # 12-09-13-4030-0012-0170, 427 NE 830 ST, Old Town, FL 32680.
(Commission District 1, Jody Stephenson) **Tabled from 08-17-2023, 09-07-2023**

Building and Zoning Official Leon Wright appeared before the Board and read the Special Exception request made by Edward D. Bernd. There was no opposition.

Commissioner Stephenson was not present to vote.

Commissioner Hatch made the motion to approve the Special Exception request made by Edward D. Bernd. Commissioner Wood seconded. Board approved.

APPLICATIONS for AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN

CPA 23-01, an application by Josiah D. Ronco, as agent for OHM Springs, Inc., to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwellings unit per acre) to COMMERCIAL on the property described, as follows:

A parcel of land lying in Section 24, Township 10 South, Range 13 East, Dixie County, Florida. Being more particularly described, as follows: Lot 14 of the Greenwood Estates an unrecorded subdivision being more particularly described, as follows: Commence at the Northwest corner of Government Lot 8; thence North 11°15'26" West 34.48 feet to the Southerly right-of-way line of U.S. Highway 19/27A/98 (State Road 55); thence South 54°48'36" East 622.46 feet, along Southerly right-of-way line of said U.S. Highway 19/27A/98 (State Road 55) to the Point of Beginning; thence South 00°08'49" East 367.66 feet;

thence South 54°48'36" East 76.91 feet; thence North 35°11'24" East 300.00 feet to the Southerly right-of-way line of said U.S. Highway 19/27A/98 (State Road 55); thence North 54°48'36" West 289.30 feet, along the Southerly right-of-way line of said U.S. Highway 19/27A/98 (State Road 55) to the Point of Beginning. Containing 1.24 acre, more or less.

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the future land use map amendment request made by Josiah D. Ronco, as agent for OHM Springs, Inc. There was no opposition. He said this property is near the Old Dixie Music Center in Old Town on Hwy 19.

Commissioner Wood made the motion to approve the future land use map amendment request made by Josiah D. Ronco, as agent for OHM Springs, Inc. Commissioner Osteen seconded. Board approved.

APPLICATIONS for AMENDING THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS

Z 23-03, an application by Josiah D. Ronco, as agent for OHM Springs, Inc., to amend the Official Zoning Atlas of the Land Development Regulations, by changing the zoning district from RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 (RSF/MH-1) to COMMERCIAL, INTENSIVE (CI) on the property described, as follows:

A parcel of land lying in Section 24, Township 10 South, Range 13 East, Dixie County, Florida. Being more particularly described, as follows: Lot 14 of the Greenwood Estates an unrecorded subdivision being more particularly described, as follows: Commence at the Northwest corner of Government Lot 8; thence North 11°15'26" West 34.48 feet to the Southerly right-of-way line of U.S. Highway 19/27A/98 (State Road 55); thence South 54°48'36" East 622.46 feet, along Southerly right-of-way line of said U.S. Highway 19/27A/98 (State Road 55) to the Point of Beginning; thence South 00°08'49" East 367.66 feet; thence South 54°48'36" East 76.91 feet; thence North 35°11'24" East 300.00 feet to the Southerly right-of-way line of said U.S. Highway 19/27A/98 (State Road 55); thence North 54°48'36" West 289.30 feet, along the Southerly right-of-way line of said U.S. Highway 19/27A/98 (State Road 55) to the Point of Beginning. Containing 1.24 acre, more or less.

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read the official zoning atlas amendment of the LDR request made by Josiah D. Ronco, as agent for OHM Springs, Inc. There was no opposition.

Commissioner Wood made the motion to approve the official zoning atlas amendment of the LDR request made by Josiah D. Ronco, as agent for OHM Springs, Inc. Commissioner Osteen seconded. Board approved.

The motion to go out of the Public Hearing was made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

RESOLUTION 2023-70

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JULY 17, 2023.
Edward D. Bernd

Tabled from 08-17-2023, 09-07-2023

Mr. Wright appeared before the Board and read Resolution 2023-70 supporting the Special Exception request made by Edward D. Bernd.

Commissioner Stephenson was not present to vote.

Commissioner Hatch made the motion to approve Resolution 2023-70 supporting the Special Exception request made by Edward D. Bernd. Commissioner Wood seconded. Board approved.

RESOLUTION 2023-83

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JULY 4, 2023.

Mike Johnson

Tabled from 09-07-2023

Resolution 2023-83 was tabled due to the Special Request it supported being tabled earlier in the meeting.

RESOLUTION 2023-84

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JULY 28, 2023.

Benjamin P. Lundquest

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read Resolution 2023-84 supporting the Special Exception request made by Benjamin P. Lundquest.

Commissioner Wood made the motion to approve Resolution 2023-84 supporting the Special Exception request made by Benjamin P. Lundquest. Commissioner Hatch seconded. Board approved.

RESOLUTION 2023-85

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.4.5 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED AUGUST 2, 2023.

Tabled from 09-07-2023

Robert and Veronica Groth

Mr. Wright appeared before the Board and read Resolution 2023-85 supporting the Special Exception request made by Robert and Veronica Groth.

Commissioner Hatch made the motion to approve Resolution 2023-85 supporting the Special Exception request made by Robert and Veronica Groth. Commissioner Osteen seconded. Board approved.

RESOLUTION 2023-86

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SUBPARAGRAPH (13) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED AUGUST 11, 2023. **Juan and Elizabeth Lazo** **Tabled from 09-07-2023**

Resolution 2023-86 was tabled due to the Special Request it supported being tabled earlier in the meeting.

RESOLUTION 2023-87

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED AUGUST 15, 2023. **Andrea and Kathleen Orlow** **Tabled from 09-07-2023**

Mr. Wright appeared before the Board and read Resolution 2023-87 supporting the Special Exception request made by Andrea and Kathleen Orlow.

Commissioner Wood made the motion to approve Resolution 2023-87 supporting the Special Exception request made by Andrea and Kathleen Orlow. Commissioner Hatch seconded. Board approved.

RESOLUTION 2023-88

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION 12.3.1 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, TO GRANT A VARIANCE WITHIN SECTION 4.7.7 RSF/MH SUBPARAGRAPH (2) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS FOR A VARIANCE FOR A REDUCTION OF SIDE SET BACKS FROM 10 FEET TO ONE FOOT ON EAST SIDE FOR CONSTRUCTION OF NEW BOAT SHED WHICH IS LOCATED WITHIN SECION 4.7.7. A RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED AUGUST 3, 2023. **Charles Allison (Agent, Carly Gray)** **Tabled from 09-07-2023**

Mr. Wright appeared before the Board and read Resolution 2023-88 supporting the Variance request made by Charles Allison (Agent, Carly Gray).

Commissioner Wood made the motion to approve Resolution 2023-88 supporting the Variance request made by Charles Allison (Agent, Carly Gray). Commissioner Hatch seconded. Board approved.

RESOLUTION 2023-89

PZ/LPA CPA 23-01

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF DIXIE COUNTY, FLORIDA, AND THE LOCAL PLANNING AGENCY OF DIXIE COUNTY, FLORIDA, RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE DIXIE COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES; AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLINGS UNIT PER ACRE) TO COMMERCIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Josiah D. Ronco, as agent for OHM Springs, Inc.,

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read Resolution 2023-89 supporting the future land use map amendment request made by Josiah D. Ronco, as agent for OHM Springs, Inc.

Commissioner Osteen made the motion to approve Resolution 2023-89 supporting the future land use map amendment request made by Josiah D. Ronco, as agent for OHM Springs, Inc. Commissioner Wood seconded. Board approved.

RESOLUTION 2023-90

PZ/LPA Z 23-03

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF DIXIE COUNTY, FLORIDA, AND SERVING ALSO AS THE LOCAL PLANNING AGENCY OF DIXIE COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 (RSF/MH-1) TO COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Josiah D. Ronco, as agent for OHM Springs, Inc.,

Tabled from 09-07-2023

Mr. Wright appeared before the Board and read Resolution 2023-90 supporting the official zoning atlas amendment of the LDR request made by Josiah D. Ronco, as agent for OHM Springs, Inc.

Commissioner Hatch made the motion to approve Resolution 2023-90 supporting the official zoning atlas amendment of the LDR request made by Josiah D. Ronco, as agent for OHM Springs, Inc. Commissioner Wood seconded. Board approved.

ORDINANCE 2023-07

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE DIXIE COUNTY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 23-01, BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLINGS UNIT PER ACRE) TO COMMERCIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.
Josiah D. Ronco, as agent for OHM Springs, Inc. Tabled from 09-07-2023

Attorney Watson appeared before the Board and read Ordinance 2023-07 supporting the future land use map amendment request made by Josiah D. Ronco, as agent for OHM Springs, Inc.

Commissioner Hatch made the motion to approve Ordinance 2023-07 supporting the future land use map amendment request made by Josiah D. Ronco, as agent for OHM Springs, Inc. Commissioner Osteen seconded. Board approved.

ORDINANCE 2023-08

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 23-03, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 (RSF/MH-1) TO COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.
Josiah D. Ronco, as agent for OHM Springs, Inc. Tabled from 09-07-2023

Attorney Watson appeared before the Board and read Ordinance 2023-08 supporting the official zoning atlas amendment of the LDR request made by Josiah D. Ronco, as agent for OHM Springs, Inc.

Commissioner Hatch made the motion to approve Ordinance 2023-08 supporting the official zoning atlas amendment of the LDR request made by Josiah D. Ronco, as agent for OHM Springs, Inc. Commissioner Wood seconded. Board approved.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Bailey appeared before the Board and presented the status of several projects. He said the construction on projects for 362 and 364 has begun. He said they have met with the CEI team and county staff and they removed six (6) side drains and installed culverts. He said there was some conflict with fences. There was also repairs done to a sink hole in the area.

He said the EOC expansion is moving forward with the mechanical and structural design. He said the civil plans for the Old Town Fire Station are under the review of Building and Zoning. He presented a site plan of the old Cross City Library. He said there are some issues with the AC unit

placement and property lines. It will cost \$183,500.00 to put the units on the ground versus \$153,500.00 to keep them on the roof.

Commissioner Storey asked how much the new library will cost.
Mr. Bailey replied around \$1 million dollars.

Commissioner Hatch asked if split units could be used as an alternative.
Mr. Bailey said that would be the next best choice.

Commissioner Hatch recommended they use split units at the Cross City Library. Commissioner Storey and Commissioner Osteen agreed.

Mr. Bailey continued his presentation with an update on the 95 and 97 CDBG projects. He said the environmental review has been completed and submitted. He said the plans for culverts and drainage along the Hal Chairs Road are 90 percent completed. He said there was a culvert buried under the road. He said this will be replaced. He said the punch list is being done on County Road 340. He said several grants and appropriations requests have been submitted. He said the seawall funding request has also been submitted.

Ms. Barbara Cummings asked about the status of the Willow Hole Road.
County Manager Duane Cannon replied the contractor is working on this and they are working within the terms of his contract.

JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. Locklear appeared before the Board and said Palm Drive is getting asphalt tomorrow. He said the design plans and cost analysis for 351 are completed and will be submitted to FDOT in a couple of weeks. He said they are working with the Storm Water Task Force on several projects.

Commissioner Hatch asked about installing a guardrail on this road.
Manager Cannon said the speed limit near the sawmill is low and a guardrail may not be required.

CINDY BELLOT, LIBRARY DIRECTOR

Ms. Bellot was not present for this meeting.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Fremem was not present for this meeting.

STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Hutchison was not present for this meeting.

DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR

Mr. Chauncey was not present for this meeting.

TIM JOHNSON, SOLID WASTE DIRECTOR

Mr. Johnson was not present for this meeting.

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Mr. Wright appeared before the Board and said historically there have been times where the costs/fees for permits have been waived by the Board for storm related damages. He requested they waive these same fees.

Commissioner Hatch made the motion to waive the permit fees for storm related damages. Commissioner Osteen seconded. Board approved.

Mr. Wright requested the Board waive the fees for demo permits permanently.

Commissioner Osteen made the motion to waive demo permit fees permanently. Commissioner Hatch seconded. Board approved.

Commissioner Hatch asked what permits cannot be applied for online.
Mr. Wright replied the Owner/Builder permits must be applied for in person per Florida Statute.

Ms. Martha McCaskill asked how the demo permits affect impact fees.
Mr. Wright said this will be documented for later. He said some of these demo structures have no value and are being removed from the property appraiser's card.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Director Brown appeared before the Board and presented the Collections Report.

Director Brown requested the Board recognize and approve Sunday, December 24, 2023 and Monday, December 25, 2023 for the Christmas Holiday and Easter 2024 as a Holiday for the EMS and Fire staff.

Commissioner Osteen made the motion to recognize and approve Sunday, December 24, 2023 and Monday, December 25, 2023 for the Christmas Holiday and Easter 2024 as a Holiday for the EMS and Fire staff. Commissioner Wood seconded. Board approved.

Director Brown informed the Board that he would like to move forward with purchasing two (2) ambulances for 2024. He said this purchase is budgeted for. He said they will also be hiring three (3) more people.

Commissioner Hatch made the motion to purchase two (2) ambulances for 2024. Commissioner Osteen seconded. Board approved.

Emergency Management Chief Scott Garner presented the Board with some statistics from Hurricane Idalia. He said the storm surge for our area was two (2) to four (4) feet higher than the Storm of the Century. He said the surge came in on a low tide.

Commissioner Hatch asked about top wind speed.
Chief Garner replied 72-74 MPH in Horseshoe.

Chief Garner said the C and D debris from the coastal sites is being picked up now. He said that two (2) trucks are working the areas currently and three (3) more will arrive tomorrow. He said they will be doing this for 30 days and then hauling the debris to Greenville. He said this contract also includes covering tipping fees at no cost to the county. This will save the county over \$1 million dollars.

Chief Garner said the county road-side debris will have 12 debris trucks and eight (8) bucket tree crews certified by the state. He said they have already picked up 8,458 cubic yards of vegetation. This contract will be for 120 days and they will be working 7 days per week.

Chief Garner said there is a Tropical Storm off the coast of Jacksonville and another off the coast of Africa.

Commissioner Hatch asked about the debris from the canals. Chief Garner replied this is a state-run mission and FDEP will be working on this with their contractor. They will be transporting this debris to Aucilla.

Commissioner Hatch asked about extending the Local State of Emergency. Chief Garner replied in the past he, or Director Brown, would call the Chairman on the weeks there was not a Board Meeting scheduled to get approval for the extension. He said that the County Attorney is looking into the possibility of having a longer term (42 days) limit. The current term last for seven (7) days and then needs to be extended every seven (7) days.

Commissioner Hatch made the motion for Director Brown and Chief Garner and Manager Cannon and County Attorney Chana Watson to move forward with research and drafting a Local State of Emergency Extension Resolution with a longer than seven (7) day term limit. Commissioner Wood seconded. Board approved.

County Attorney Chana Watson said this Resolution would be an exception for weather which would be covered under the 42 days term limit. She said some surrounding counties have an Ordinance within their Comprehensive Emergency Plan which allows the EOC Manager or the County Manager could authorize this. She said they can look into this option.

Chief Garner clarified this is only for Local State of Emergency extensions. He said the Chairman, or the Vice Chairman would still have to enact the Local State of Emergency.

Attorney Watson said she is collaborating with FEMA's legal department.

**SCOTT PNDARVIS, 911 COMMUNICATIONS DIRECTOR
& I.T. ADMINISTRATOR**

Mr. Pendarvis did not have anything to discuss at this time.

GAIL CARTER, INDIGENT CARE

Ms. Carter was not present for this meeting.

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Ms. Houghton was not present for this meeting.

ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Ms. Crowley did not have anything to discuss at this time.

DUANE CANNON, COUNTY MANAGER

Manager Cannon appeared before the Board and requested their approval of several items.

Manager Cannon requested Board approval to approve the selection of an engineering firm for Design/Administration oversight of the Sheriff Evidence Building Project.

Commissioner Osteen made the motion to approve North Florida Professional Services as the selection of an engineering firm for Design/Administration oversight of the Sheriff Evidence Building Project. Commissioner Hatch seconded. Board approved.

Manager Cannon requested Board approval to execute the contract between the District Medical Examiner and Dixie County BOCC.

Commissioner Hatch made the motion to approve the contract between the District Medical Examiner and Dixie County BOCC. Commissioner Wood seconded. Board approved.

Manager Cannon requested Board approval to allow Shelly Hatmaker to hold a Trunk-n-Treat event at Waldo Park on October 30, 2023, from 4:00 PM – 7:00 PM. This event is open to the public.

Commissioner Osteen made the motion to approve to allow Shelly Hatmaker to hold a Trunk-n-Treat event at Waldo Park on October 30, 2023, from 4:00 PM – 7:00 PM. This event is open to the public. Commissioner Wood seconded. Board approved.

Manager Cannon requested Board direction on the sale of 2.99 acres located on SW 902 St, parcel 26-09-09-0045-0000-0590 in Jena. This was purchased in 2005-2006 for a parking area for the public boat ramp. He said he recommended getting an appraisal.

Commissioner Osteen made the motion to get an appraisal and approve the sale of 2.99 acres located on SW 902 St, parcel 26-09-09-0045-0000-0590 in Jena. Commissioner Hatch seconded. Board approved.

Manager Cannon requested Board approval for the Anti-Drug Coalition to hold an Overdose Awareness event on the Courthouse steps on September 28, 2023 at 6:30 PM.

Commissioner Wood made the motion to approve the Anti-Drug Coalition to hold an Overdose Awareness event on the Courthouse steps on September 28, 2023 at 6:30 PM. Commissioner Osteen seconded. Board approved.

Manager Cannon requested Board approval for Hurricane Recovery Expo to hold an event at DTRAC in Jena on October 29, 2023 from 1:00 PM – 4:00 PM.

Commissioner Osteen made the motion to approve for Hurricane Recovery Expo to hold an event at DTRAC in Jena on October 29, 2023 from 1:00 PM – 4:00 PM. Commissioner Wood seconded. Board approved.

Manager Cannon requested Board approval of the North Central Florida Regional Planning Council (NCFRPC) Agreement between Dixie County and the Planning Council for the Local Government Comprehensive Planning Services FY 2024.

Commissioner Wood made the motion to approve. Motion died for lack of a second.

Commissioner Hatch said he does not want to renew this contract.

Commissioner Hatch made the motion to table the NCFRPC Agreement between Dixie County and the Planning Council for the Local Government Comprehensive Planning Services FY 2024. Commissioner Osteen seconded. Board tabled.

Manager Cannon requested Board approval of the North Central Florida Regional Planning Council (NCFRPC) Agreement between Dixie County and the Planning Council for the Annual Monitoring of Hazardous Waste Generators FY 2024.

Commissioner Hatch made the motion to table the NCFRPC Agreement between Dixie County and the Planning Council for the Annual Monitoring of Hazardous Waste Generators FY 2024. Commissioner Osteen seconded. Board tabled.

Manager Cannon requested Board approval to execute the SHIP Rehab Reimbursement for Mary Martini in the amount of \$24,906.00.

Commissioner Hatch made the motion to approve to execute the SHIP Rehab Reimbursement for Mary Martini in the amount of \$24,906.00. Commissioner Wood seconded. Board approved.

Manager Cannon requested Board approval to execute the 2020-2023 SHIP Local Housing Assistance Plan (LHAP) RESOLUTION 2023-101 to increase the Disaster Repair Assistance from \$10,000.00 to \$25,000.00.

Commissioner Hatch made the motion to approve to execute the 2020-2023 SHIP Local Housing Assistance Plan (LHAP) RESOLUTION 2023-101 to increase the Disaster Repair Assistance from \$10,000.00 to \$25,000.00. Commissioner Osteen seconded. Board approved.

Manager Cannon requested Board approval to execute the 2023-2026 SHIP Local Housing Assistance Plan (LHAP) RESOLUTION 2023-102 to increase the Disaster Repair Assistance from \$10,000.00 to \$25,000.00

Commissioner Hatch made the motion to approve to execute the 2023-2026 SHIP Local Housing Assistance Plan (LHAP) RESOLUTION 2023-102 to increase the Disaster Repair Assistance from \$10,000.00 to \$25,000.00. Commissioner Wood seconded. Board approved.

Manager Cannon requested Board approval to execute the Construction & Maintenance Agreement (CMA) between Dixie County and Florida Department of Transportation (FDOT) for NE 272nd Ave from NE 592nd St to NE SR 349, 443247-1-58-01

Commissioner Wood made the motion to approve to execute the Construction & Maintenance Agreement (CMA) between Dixie County and Florida Department of Transportation (FDOT) for NE 272nd Ave from NE 592nd St to NE SR 349, 443247-1-58-01. Commissioner Osteen seconded. Board approved.

Manager Cannon requested Board approval to execute **RESOLUTION 2023-100** in support of the Construction & Maintenance Agreement (CMA) for NE 272nd Ave from NE 592nd St to NE SR 349, 443247-1-58-01.

Commissioner Wood made the motion to approve to execute RESOLUTION 2023-100 in support of the Construction & Maintenance Agreement (CMA) for NE 272nd Ave from NE 592nd St to NE SR 349, 443247-1-58-01. Commissioner Osteen seconded. Board approved.

Manager Cannon requested Board approval of the Solid Waste debt forgiveness for approximately \$11,818.00 of bad debt. This is the accumulated balance owed of the garbage can rental program from 2019-2023. This is needed to clean up the records.

Commissioner Hatch made the motion to approve the Solid Waste debt forgiveness for approximately \$11,818.00 of bad debt. Commissioner Osteen seconded. Board approved.

Manager Cannon requested Board approval to execute the contract between the State of Florida Dept of Health (DOH) and Dixie County BOCC for FY 2023-2024 in the amount of \$25,000.00.

Commissioner Osteen made the motion to approve to execute the contract between the State of Florida Dept of Health (DOH) and Dixie County BOCC for FY 2023-2024 in the amount of \$25,000.00. Commissioner Wood seconded. Board approved.

Manager Cannon requested Board approval of a budget amendment to Supervisor of Elections FY 2022-2023 Budget in the amount of \$3,000.00.

Commissioner Osteen made the motion to approve a budget amendment to Supervisor of Elections FY 2022-2023 Budget in the amount of \$3,000.00. Commissioner Wood seconded. Board approved.

Manager Cannon requested Board approval to execute Locklear & Associates Task Order for the 22PLN32 Vulnerability Assessment, Peril of Flood and Adaptation Planning Grant Project in the amount of \$969,202.00.

Mr. John Locklear clarified that these funds go to the University of Florida.

Commissioner Hatch made the motion to approve to execute Locklear & Associates Task Order for the 22PLN32 Vulnerability Assessment, Peril of Flood and Adaptation Planning Grant Project in the amount of \$969,202.00. Commissioner Osteen seconded. Board approved.

Manager Cannon informed every one of the Hurricane Idalia De-briefing/Hot Wash on September 21, 2023 from 12:00 PM until 3:00 PM at the EOC. They will discuss pre storm, during storm and post storm actions that were successful or that could be improved upon in order to better serve the community.

CHANA WATSON, COUNTY ATTORNEY

Attorney Watson requested the Board approve to amend RESOLUTION 2023-50 which is a Special Act Resolution to support the efforts of the local owners of small restaurants who also serve alcohol.

RESOLUTION 2023-104

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA TO AMENDED RESOLUTION 2023-50. THE AMENDED IS TO CORRECT THE TYPE OF LICENSE FROM A “4COP SFS” TO A “8COP SFS” AND TO MODIFY THE 2500 SQUARE FOOT REQUIREMENT TO 1700 SQUARE FOOT, AN PROVIDING AN EFFECTIVE DATE.

Commissioner Stephenson was not present to vote.

Commissioner Osteen made the motion to approve RESOLUTION 2023-104 to amend Resolution 2023-50. Commissioner Wood seconded. Board approved by a 4 to 0 vote.

Attorney Watson informed the Board that the Dixie County Anti-Drug Coalition would like to recover some funds from the Opioid settlement. She said these funds were sent to the Department of Children and Families to oversee administration of the funds. She said she will reach out to them and find out how to receive the funds that have been awarded to Dixie County.

Commissioner Hatch asked Attorney Watson for a legal opinion regarding what can and can't do on private property during a Local State of Emergency and a State of Emergency. He said he knows of some people who need assistance.

Attorney Watson said they have talked about this before. She said the County Manager and the Road Department needs to be involved with the assessment of need and the Board will vote on individual cases. She said this process has been enacted.

Manager Cannon said this is not an individual decision. He said materials, costs and safety would be evaluated and it would come before the Board for a vote.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk Higginbotham expressed her thanks to the Budget team. She said they have come so far since she took office in 2021. She said there had been 16-17 findings on the audit back then. She said last year contained four (4) and this year it is down to one (1). She said the Bond Account had a balance accumulated from several years. She said they have issued \$22,000.00 in checks for court costs and to people that should have been paid from this account.

Clerk Higginbotham praised Mr. Wright and the Building and Zoning team for implementing the mobile permitting idea.

Chief Financial Officer Brenda Royal Brenda presented the Budget Report.

COUNTY COMMISSION ITEMS

Commissioner Wood thanked everyone for all their hard work.

Commissioner Hatch thanked everyone for working on the Audit. He said it has been a long process.

Commissioner Osteen thanked everyone for their work on the Budget and the Audit. He thanked everyone for their help throughout the community during this time of crisis.

Commissioner Storey thanked everyone for attending the meeting. He thanked the Clerk’s staff and County Manager’s staff for all the hard work.

PUBLIC COMMENTS AND CONCERNS

Commissioner Hatch expressed his thanks to Mr. James Ward for the use of the Pavilion on his property to stage supplies for the community and residents of Suwannee.

Ms. Mary Griffin spoke to the Board, via telephone, and asked about the deadline for raising the electric meters. She said they have a vacation home in Suwannee.

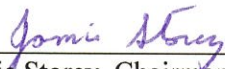
Commissioner Hatch and Commissioner Storey replied there is no date yet.

ADJOURN

Commissioner Osteen made the motion to adjourn at 7:25 PM. Commissioner Wood seconded. Board approved.

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA

ATTEST:



Jamie Storey, Chairman


Barbie Higginbotham, Clerk-Auditor

PLEASE BE ADVISED that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearings, he/ she will need a record of the proceedings, and for such purpose, he/ she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

“Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-4931 (Voice & TDD) or via Florida Relay Service at (800) 955-8771.”

The Board meets the first Thursday of each month at 10:00 AM and the third Thursday of each month at 6:00 PM. Individuals that would like to be placed on the agenda should call Barbie Higginbotham, Clerk of Court, by 4:00 PM on the Friday Preceding the Board meeting, at (352) 498-1200.